



1 College Way, Truro
Offers in Excess of £600,000



CLIVEPEARCE

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£600,000

An impressive and flexible five bedroom plus study detached family house with gardens, double garage and extensive driveway parking, ideally located close to Truro College, the Royal Cornwall Hospital and Richard Lander Secondary School.

Property Description

Why You'll Like It

Set back away from the street and located at the end of its own gated driveway this substantial and flexible five bedroom family house offers all the space required for modern family life. The property is an attractive L-shaped design and has a stone style exterior keeping maintenance to a minimum. There's ample driveway parking and the benefit of a double garage to the front of the property. The entrance is impressive with a refitted composite front door with frosted side screens. Once inside the hallway is attractive with an archway to the inner hall which has a handy under stairs cupboard. There's a pleasantly appointed cloakroom WC which is stylishly decorated and has modern white fittings. One great benefit of this design is that the property has a separate ground floor study / playroom which adds useful family space. The kitchen has been refitted with a beautiful choice of contemporary shaker style units from Magnet. The design makes the absolute best of the space and the layout has been reconfigured from the original dining space to create a fantastic open plan kitchen / dining room with space for a beautiful island unit which has a breakfast bar overhang making the perfect place to perch and admire the tactile Minerva solid work surfaces.

The kitchen has a built-in dishwasher and fridge / freezer and space for a large range cooker with extractor over. There is also the benefit of an additional utility room with space and plumbing for the washing machine and space for a tumble dryer with additional sink over. A small conservatory from the back door adds to the useful space and makes a great hobby space. The dining space offers plenty of room for a large family dining table and has French doors to the rear garden. There are glazed doors closing the dining space off from the main living room which is a fantastic triple aspect through lounge with Bay window and contemporary style gas fire. Sliding patio doors from the lounge open to a large Conservatory at the rear of the property further adding to the useful family space. Upstairs the first floor landing is an impressive space and gives a feeling of separation to the five bedrooms. Bedroom One has built in wardrobes and a modern en-suite shower room with corner shower enclosure, contemporary basin and white WC. The family bathroom has a P shaped shower bath with shower over and glass screen. Outside, the garden wraps around the property with several useful covered areas, a sunny patio and level enclosed lawn. A truly fantastic modern family home in a very convenient location!

Where It Is

College Way is a highly desirable area close to the hospital, college and Richard Lander School. Popular with local families and professionals, there are many amenities close at hand including a convenience shop and leisure centre. Large retailers and Costa Coffee are within walking distance and further services are available at nearby Threemilestone including primary school, doctors, dentist, shops, takeaways and village pub. The city centre is within easy reach and transport links are excellent with regular buses & a dedicated cycle route. The main A30 trunk road is easily accessible too making this a good central location and the distance from here to the North Cornish Coast makes last minute trips to the beach easy!

Tenure and Services

The property is freehold and has mains electricity, mains water, mains drainage and mains gas. Council tax band F

Important Information

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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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